

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION

June 2014

Present: John Bittle, Vice-Chairman; Danny Wells, Secretary; Doug Atchley, Justin Conner, Dwayne Harris, Phillip Miller, Mike Parton, Danny Searcy; Blake Bostic; Scott McDowell-representing Vista @ Bills Mtn.

Absent: Ronnie Harrill, Jim Huffstickler, Amy Jenkins

Call to Order and Welcome by Vice-Chairman Bittle, who asked the planner to open the meeting in prayer.

Motion to approve the March 2014 minutes by Danny Wells, Seconded by Doug Atchley and unanimously approved by Commission.

New Business:

Vista at Bill's Mountain Final plat for Lots 347, 350 and 355: Vice-Chair recognized Scott McDowell to share his presentation regarding this business. Scott noted that these three lots were under contract from a recent sales event and that these three lots were part of the preliminary approval granted by this board back in January. Scott confirmed that there are only a few remaining lots from those 9 preliminarily approved to be sold and that he still expects these sales this calendar year. The planner confirmed that the roads are built and completed to a high quality paved standard and that there are no edits or corrections to the final plat. With no further discussion, Danny Wells motioned to approve these three lots for final approval, seconded by Phillip Miller and a unanimous vote by the Commission.

Queens Gap Water Service District: The Planner advised the board members that a public hearing is scheduled for June 23 at 6:00 PM to establish a water service district throughout Queens Gap. The purpose of the service district is to offset the expenses of Broad River Water Authority to treat, flush and maintain the water mains and lines in this subdivision as planned to be built with the bond funding from the default developer. The intent is for this to be a temporary service district that eventually goes away as build-out occurs throughout the Queens Gap development. The Planning staff shared copies of the hearing announcement and the Engineer's report with this board that provides the detail necessary for this service district to comply with the NCGS. No action required by this commission, it is for informational purposes only.

Old Business:

GreyRock and Queens Gap Updates: David Odom advised the staff that he would be out of town for this meeting and provided an update dated 6/4/14 that was read by the planner to this board.

Community Grant Program – The Project Manager noted that all 8 approved projects were on schedule to complete by the June 30 deadline. He described the positive feedback from the communities and how successful the first year of this grant has been. The County remains optimistic that this grant will grow in popularity throughout the County and wants this board to help promote it. Several had requested payment, and that he will contact the remaining projects to ensure that they will be complete by June 30 along with scheduling the 'after' pictures to include in the grant file. Thanks to this board for their support of this grant cycle and that they can expect another update during their June meeting.

Solar Farm Update: The County's first solar farm of 12.5 acres and 2.5 megawatts along Henrietta/Ellenboro Rd just outside the town limits of Ellenboro received permit as it demonstrates compliance with the County's ordinance, and noted that there was no negative feedback with the regulations in the County's ordinance.

Adjournment – motion to adjourn by Doug Atchley, seconded by Phillip Miller with a unanimous vote.